

Project Max Condition Amendment

Application to Washoe County for an:

Amendment of Conditions

Prepared by:



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Prepared for:

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Reno, NV 89521

January 8, 2024

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Application Materials

- Washoe County Development Application
- Property Owner Affidavit - **omitted by planning admin**
- Amendment of Conditions Checklist
- Amendment of Conditions – Supplemental Information
- Washoe County Fee Schedule - **omitted by planning admin**
- Washoe County Treasurer – Tax Payment Reccrds - **omitted by planning admin Board of Adjustment**
- Action Order dated April 7, 2022 Preliminary Build-Out Specifications

Project Request

This application contains a request for an **Amendment of Condition 6c. & Time Extension** for an approved SUP for grading that expires two years after the filing date of the Board of Adjustment Action Order (WSUP22-0005) dated April 11, 2022. This request is per Article 810 (Special Use Permit Procedures) as defined in Washoe County Development Code.

Project Location

The site is composed of eight parcels (APN: 081-121-32, 35, 39, 43, 46, 50, 51; 081-131-24) totaling 135-acres and is located off Reno Park Blvd near the US 395 exit for Village Parkway in Cold Springs. The site is currently vacant and prepared for the development of a Logistics center. Current primary access to the site is via Reno Park Blvd.



Figure 1 – Vicinity Map

Land Use and Zoning

The site is adjacent to vacant land to the west and south, residential to the east, and industrial to the north. Industrial (I) was established for the site's land use in the Washoe County Master Plan, and regulatory zoning is Industrial (I) (See Figures 3 and 4 below). There are portions of the site with R & SR land use and GR & MDS zoning, respectively. These areas will only contain grading and infrastructure with no structural development or industrial activity. The site is part of the Cold Springs Area Plan within its Suburban Character Management Area.



Figure 2 – Washoe County Master Plan

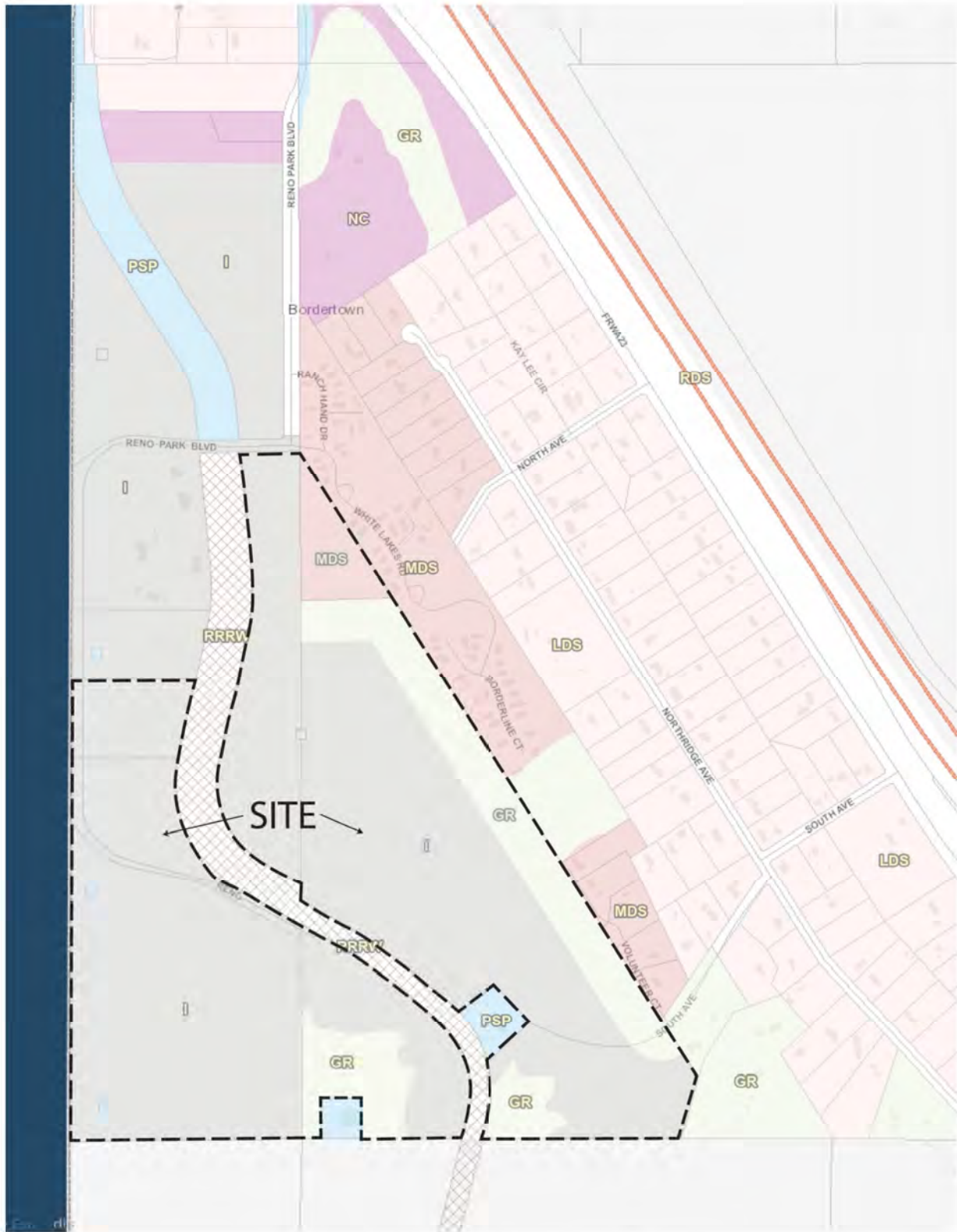


Figure 3 – Washoe County Zoning Map

Project Description

The purpose of this application is to:

- a) Extend the time allowed for the SUP that will otherwise expire on April 11, 2024.
- b) Amend Condition of Approval 6c. that was approved as such:
 6. At the Board of Adjustment the applicant committed to the following conditions:
 - a. A water truck will be on site 24/7 to ensure dust is mitigated.
 - b. South Avenue shall be paved.
 - c. ***Volunteer Court shall be paved (This is the requested Condition to be amended or deleted).***

Rationale for the Request

The proposed amendment is to allow for an alternate solution to paving Volunteer Court. For clarity, Volunteer Court is not a public right-of-way. It is a privately owned access easement consisting of five (5) private property owners. All property owners were not uniformly in agreement to participate in the paving of Volunteer Court. Thus, an alternative solution is proposed to construct a new paved road on the Project Max property. This alternative was presented to Washoe County staff and all Volunteer Court residents. The residents of Volunteer Court collectively prefer the alternative solution of a new paved road on the Project Max property. Project Max Land, LLC will grant a recorded Access Easement in favor of all residents of Volunteer Court. The new paved road is parallel and adjacent to the existing Volunteer Court on Project Max Land, LLC property providing direct and individual access to the properties owned by the respective owners. As part of the Access Easement, Project Max Land, LLC will also maintain the new paved road on Project Max land.

Volunteer Court (6c. Amended or Deleted Condition)

This alternative has less impact to Volunteer Court parcels by building the new road for exclusive use to Volunteer Court residents. The alternative road will reduce grades compared to the existing Volunteer Court, thus improving safety and access to their properties. By constructing the new road on Project Max land, there will be essentially no disruption to access on the existing Volunteer Court for the residents during construction of the proposed alternative. Additionally, Project Max Land, LLC is actively negotiating additional improvements for each of the Volunteer Court parcel owners. Those improvements include paving of driveways, replacing existing asphalt, placing of type-2 base, etc.

Project History

Following is a brief timeline and description of events associated with progress toward development for this property since approval of the SUP:

- SUP for Grading approved by Board of Adjustment on 4/7/22.
- Successful completion of the MPA/RZA of the Great Basin Well parcel in the middle of the project.
- Successful acquisition of the Great Basin Well Parcel in the middle of the project.
- Successful execution of a Construction Easement with property owner to allow paving of

South Avenue on her property.

- Commenced discussions with the Forest Service on a public/private partnership to help get the volunteer fire station operational as a USFS fire station.
- Neighbor outreach matrix:

APN/Owner	Status	Task
081-140-19 Goodwin Organic Food & Drinks Kaleb Goodwin	Washoe County took possession of this portion of Reno Park Boulevard on November 3, 2023. Working with Elizabeth Fielder and Renee Eshelman to determine next steps with Goodwin. No response to date. We are commencing design of a county standard roadway.	Designing Reno Park Boulevard to Washoe County Standards.
081-210-01 Residential Owner Philip Prieue	Philip Prieue has signed his easement. Doug still needs to sign. No ability to record easement based on current status. We are commencing design of a county standard roadway.	Designing Reno Park Boulevard to Washoe County Standards.
081-131-45 White Lake Development Corp Washoe County Dave Solaro, Michael Large and Dwayne Smith	Washoe County took possession of this section of Reno Park Boulevard on November 3, 2023. We are commencing design of a county standard roadway.	Designing Reno Park Boulevard to Washoe County Standards.
081-131-36 White Lake Industries dba Industrial Wood Products Dan Powell	Access Easement is in final form and was signed on January 5, 2024 by Dan Powell.	Record Access Easement on January 9, 2024.
081-131-35 Copart of Arizona, Inc. Jon Lawson (In-House Counsel)	Several emails sent with no response.	Discuss development plans.
081-121-49 Kiva Energy Angie Hasenrohrl Darren Pahl	Sent revised Access Easement with depiction and legal description on December 14, 2023. Awaiting response from Darren Pahl and their attorney.	Record Access Easement.
081-182-10 Mary Lou Yocum	Met and presented Temp Construction Easement and Plans.	Temp Construction Easement signed and recorded.
081-182-17 David Dunbar	Met with David Dunbar on November 21, 2023 to present final Access Easement and present Project Max's offer for additional improvements on David Dunbar's land.	Get Access Easement signed and recorded.
081-192-18 Ficarrotta Family Trust Rose Marie and Gunther Ficarrotta	Sent FedEx to Rose Marie and Gunther Ficarrotta with final proposed Access Easement on Project Max land on November 11, 2023.	Get Access Easement signed and recorded.
081-192-14 Ken and Veronica Wilson	Met with Wilson on November 21, 2023 to present final Access Easement and present Project Max's offer for additional improvements on Ken Wilson's land.	Get Access Easement signed and recorded.
081-192-15 Eric Rieger	Met with Eric Rieger on November 21, 2023 to present final Access Easement and present Project Max's offer for additional improvements on Eric Rieger's land.	Get Access Easement signed and recorded.
081-192-16 Curt Rieger	Met with Curt Rieger on November 21, 2023 to present final Access Easement and present Project Max's offer for additional improvements on Curt Rieger's land.	Get Access Easement signed and recorded.

- This Time Extension request submitted on 1/8/24 is the next step in executing development of the site and perfecting the conditions of approval.

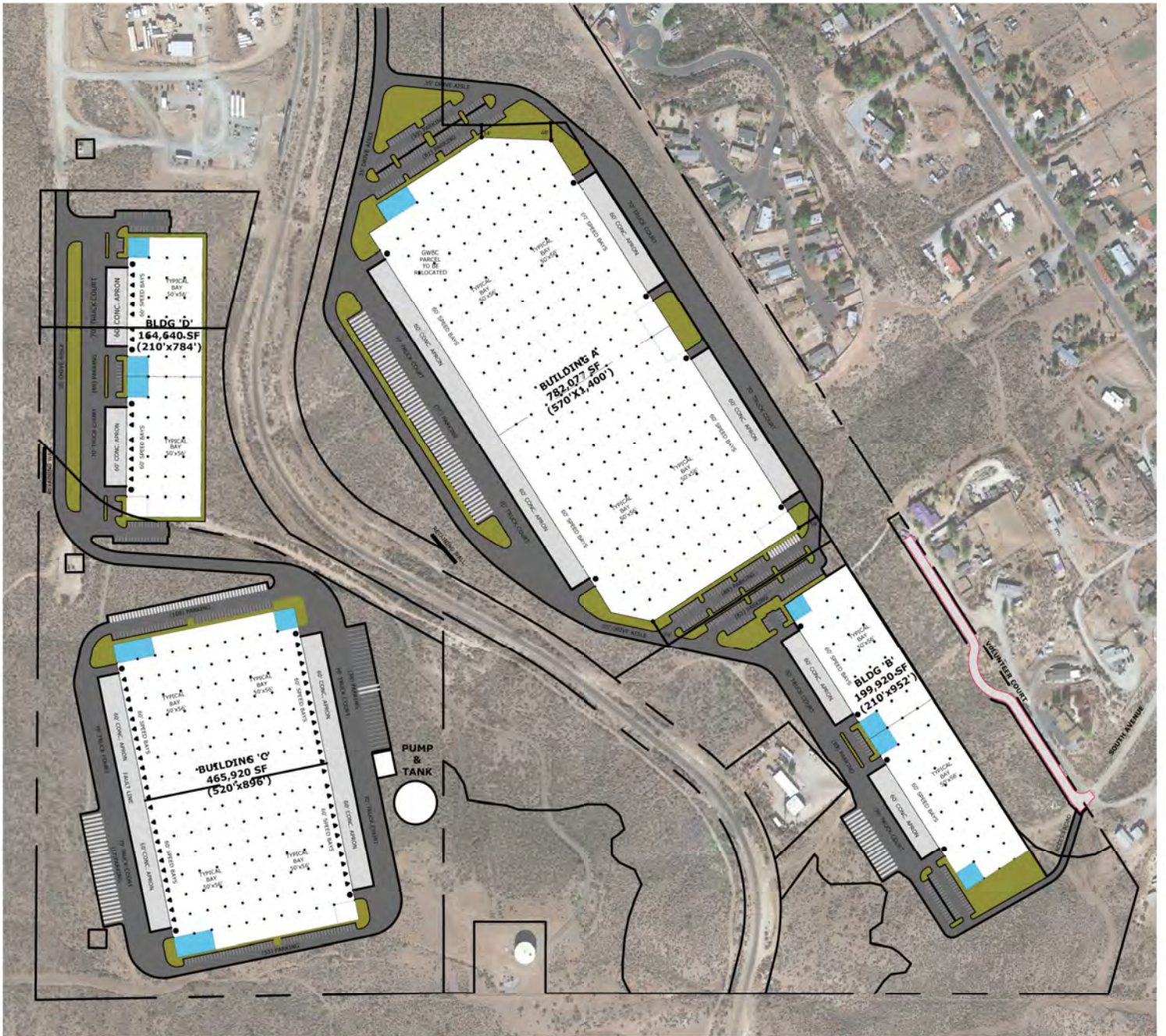


Figure 4 – Conceptual Site Plan

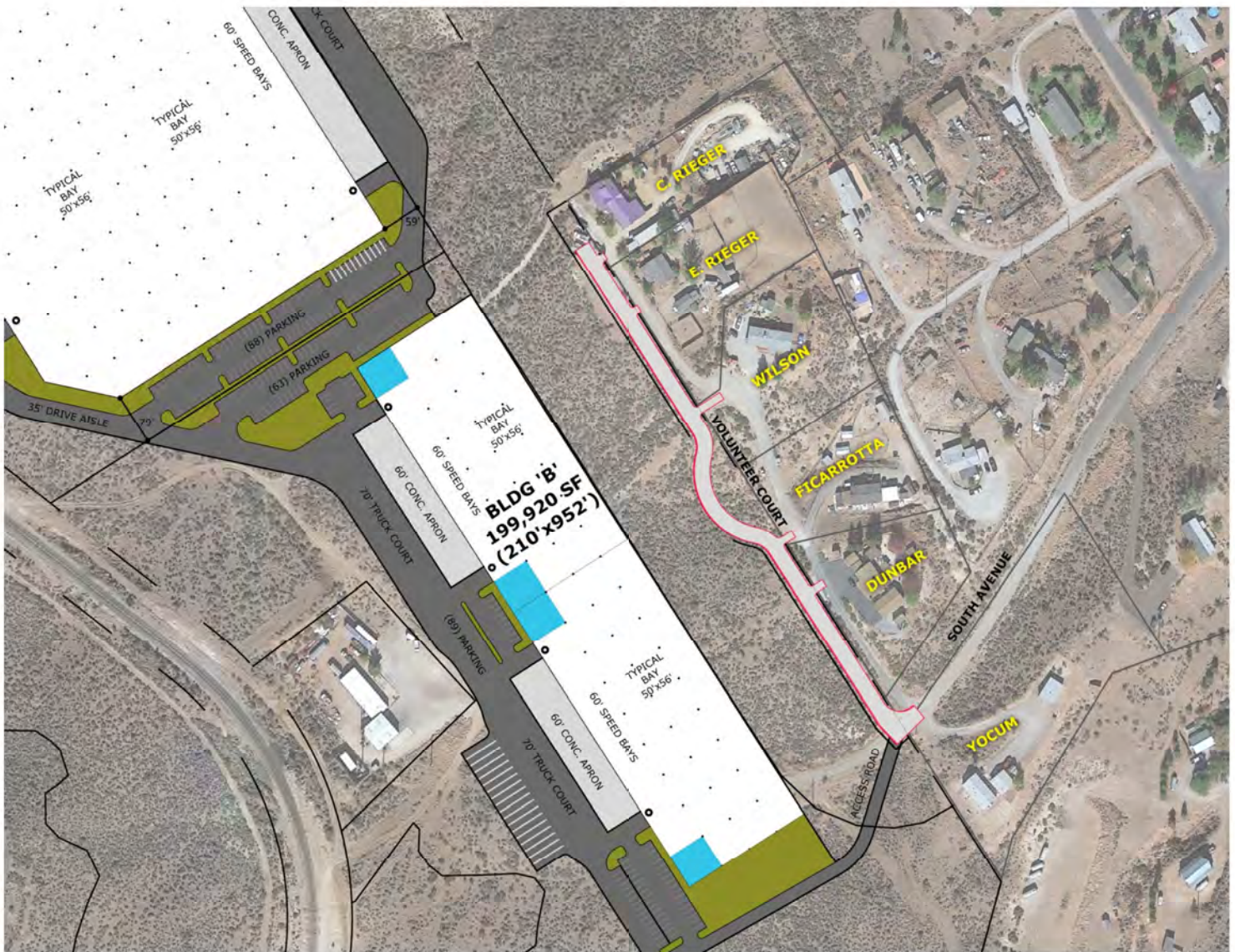


Figure 5 – Focused Site Plan of New Roadway

Appendix

Application Materials

Washoe County Development Application
Property Owner Affidavit
Amendment of Conditions Checklist
Amendment of Conditions – Supplemental Information
Washoe County Fee Schedule
Washoe County Treasurer – Tax Payment Records
Board of Adjustment Action Order dated April 7, 2022
Preliminary Build-Out Specifications

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Project Max			
Project Description: Project Max is a four (4) building Industrial Park consisting of approximately 1,600,000 square feet.			
Project Address: 0 Reno Park Blvd, Washoe County, NV 89508			
Project Area (acres or square feet): Approximately 135+/- acres (approximately 1,600,000 square feet in four buildings)			
Project Location (with point of reference to major cross streets AND area locator): Southwest of the intersection of Reno Park Boulevard and FRWA23			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
081-121-32, -39, -43, -46, -50, -51	13.9, 14.4, 32.7, 58.0, 5.0, 7.3	081-121-35	0.057
081-131-24	4.00		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP22-0005			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Project Max Land, LLC		Name: KLS Planning & Design Group	
Address: 980 Sandhill Road, Suite 100		Address: 201 W Liberty St, Suite 300	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89501
Phone: 775-829-6112	Fax:	Phone: 775-852-7606	Fax: n/a
Email: PKinne@panattoni.com		Email: johnk@klsdesigngroup.com	
Cell: 775-742-0175	Other:	Cell: 775-857-7710	Other:
Contact Person: Paul Kinne		Contact Person: John Krmpotic, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Panattoni Development Company, Inc.		Name:	
Address: 980 Sandhill Road, Suite 100		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-829-6112	Fax: n/a	Phone:	Fax:
Email: PKinne@panattoni.com		Email:	
Cell: 775-742-0175	Other:	Cell:	Other:
Contact Person: Paul Kinne		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

This proposed amendment is for two purposes.

1. The first proposed amendment is for an extension of the deadline of the SUP. Due to impacts from capital market funding sources, we are seeking this extension to keep the approved SUP in place.

2. The second proposed amendment is to allow for an alternative solution in the paving of Volunteer Court. Due to hesitation from one of the property owners on Volunteer Court, an alternative solution of constructing a new paved road on the Project Max property was presented to Washoe County staff and Volunteer Court residents. Project Max Land, LLC will grant through a recorded document exclusive access to the alternative road for all residents of Volunteer Court. The alternative road would parallel Volunteer Court on Project Max Land, LLC property providing access to the properties owned by the residents of Volunteer Court.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The would be no potential impacts to public health, safety or welfare as a result of granting the amendment.

The extension of time amendment allows Project Max Land, LLC additional time to secure capital to develop the approved project.

The second proposed amendment affects the original findings in that the proposed alternative to paving Volunteer Court allows for less impact to the residents of Volunteer Court by building a brand new road on Project Max land for exclusive use by Volunteer Court residents for access to their properties. The proposed alternative road, as designed, will also lessen the grades that are currently present on the existing Volunteer Court thereby making access to their properties safer and easier.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Board of Adjustment Action Order
Special Use Permit Case Number WSUP22-0005 (KP Investments)

Decision: **Approval with Conditions**
 Decision Date: April 7, 2022
 Mailing/Filing Date: April 11, 2022
 Property Owner: Christman Living Trust
 Staff Planner: Chris Bronczyk, Planner
 Phone: 775.328.3612
 E-Mail: cbronczyk@washoecounty.gov

Special Use Permit Case Number WSUP22-0005 (KP Investments) – For hearing, discussion, and possible action to approve a special use permit for development of an industrial complex. The proposed grading will result in 77.5 acres of disturbance, 405,000 cubic yards of export, 390,000 cubic yards of import and a net remainder of 15,000 cubic yards which will be dealt with on site. The total amount of cuts is 910,000 cubic yards and the total amount of fills is 895,000 cubic yards. The applicant is also seeking to vary the following standards from Article 438; Section 110.438.45(a); 110.438.45(b); 110.438.45(c).

- Applicant: KP Investors, LLC
- Property Owner: Christman Living Trust
- Location: 0 Reno Park Blvd
- APN's: 081-121-32, 35, 39, 42, 43, 44, 46, 50, 51 & 081-131-24;
- Parcel Sizes: 13.9 ac; 0.057 ac; 14.4 ac; 0.057 ac; 32.7 ac; 0.057 ac; 58 ac; 5 ac; 7.3 ac; 4 ac;
- Master Plan: Rural (R); Industrial (I); Suburban Residential (SR)
- Regulatory Zone: Public and Semi-Public Facilities (PSP); General Rural (GR); Industrial (I); Medium Density Suburban (MDS)
- Area Plan: Cold Springs
- Development Code: Authorized in Article 810, Special Use Permits and Article 438, Grading
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 438, Grading, 810, Special Use Permits. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code. The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:



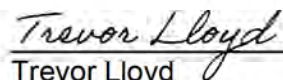
To: Christman Living Trust
Subject: Special Use Permit Case Number WSUP22-0005 (KP Investments)
Mailing Date: April 11, 2022
Page: Page 2 of 3

- a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan;
- b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- c) Site Suitability. That the site is physically suitable for a one-day event and for the intensity of such a development;
- d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Board of Adjustment

TL/CB/AA

Attachments: Conditions of Approval

Applicant: KP Investors, LLC.
patowens@usa.com

Property Owner: Christman Living Trust
0 Sierra View Road
Washoe County, NV 89508



To: Christman Living Trust
Subject: Special Use Permit Case Number WSUP22-0005 (KP Investments)
Mailing Date: April 11, 2022
Page: Page 3 of 3

Representatives: KLS Planning and Design Group
johnk@klsdesigngroup.com

Action Order xc: Mike Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Walt West / Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection; Regional Transportation Commission; Truckee Meadows Regional Planning Agency.





Conditions of Approval

Special Use Permit Case Number WSUP22-0005

The project approved under Special Use Permit Case Number WSUP22-0005 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on April 7, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. In place of rip-rap the applicant shall use geo-fabric to stabilize the slopes.
- e. The applicant shall maintain the 60' access easement along Reno-Park Blvd.
- f. All graded or disturbed areas, exposed slopes and areas of soil or landform disturbance not designated for development shall be revegetated after grading in order to mitigate adverse visual impacts, improve soil conditions, minimize erosion and stabilize necessary cut and fill slopes with plant roots.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Rob Wimer; 775.328.2059; rwimer@washoecounty.gov

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

- a. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- b. Any increase in storm water runoff resulting from the development and based upon the 5-year storm shall be detained on site to the satisfaction of the County Engineer.
- c. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
- d. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- e. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, P.E. (775) 328-2050

- a. Access to the proposed development is over roadways not currently maintained by Washoe County and the right-of-way is owned by third parties. At the time of any entitlement action (e.g., tentative map, special use permit, etc.), the applicant will need demonstrate that appropriate right-of-way has been or can be acquired over the project access roadways, and if roadways are to be owned and maintained by Washoe County, the right-of-way will need to be dedicated to Washoe County and roadway improvements constructed to Washoe County standards.
- b. Provide documentation of access to the site to the satisfaction of the County Engineer.
- c. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
- d. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
- e. The minimum pavement structural section shall be four inches (4") of asphalt over six inches (6") of granular base for commercial collector roadway with a right-of-way of fifty-six feet (56') in width to the satisfaction of the County Engineer.
- f. The applicant shall submit a detailed geotechnical analysis and report for pavement design recommendations to the County Engineer for review and approval. The report shall be based on the estimated traffic loadings for a 20-year design life and shall include assumptions concerning the distribution of trucks and buses, to include project construction truck traffic. The resultant pavement thickness in the geotechnical analysis must be used if the report indicates a structural section that is stronger than minimum if required. The minimum pavement requirements for onsite paving shall be 3 inches asphalt on 6 inches granular base.
- g. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- h. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
- i. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.
- j. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.
- k. The project traffic impact study shows several intersections that operate outside the acceptable levels of service (as defined by Washoe County Development Code). The traffic engineer shall provide level of service mitigation recommendations that are acceptable to the satisfaction of the County Engineer and NDOT.
- l. Provide a traffic circulation plan for the project development.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon; 775.326.6079; Blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Parks Program

4. The following conditions are requirements of the Washoe County Parks Program, which shall be responsible for determining compliance with these conditions.

Contact: Sophia Kirchenman, 775.328-3600, skirchenman@washoecounty.us

- a. Should any earthen materials be imported to the site, they shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
- b. The project shall comply with Development Code Section 110.412.67 Revegetation.

Water Rights and Water Resources Management

5. The following conditions are requirements of Water Rights & Water Resources Management, which shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss; 775.954.4626; Tweiss@washoecounty.gov

- a. A will serve letter from Great Basin Water Company prior to issuance of a Building Permit for construction on the resultant parcels. This condition is based on the Water Utilities’ rules and regulations and not Washoe County which will require the will serve prior to issuance of a C of O. Acquisition of this will serve letter is extremely important due to a State Engineer moratorium in this Valley which may or may not affect the will serve process to these parcels.
- b. Any construction of buildings on the resultant parcels will require coordination with Great Basin Water Co. new development staff to determine grading and infrastructure needs, fees and water rights demand and whether the State Moratorium applies to this project.

Board of Adjustment

6. At the Board of Adjustment the applicant committed to the following conditions:
 - a. A water truck will be on site 24/7 to ensure dust is mitigated.
 - b. South Avenue shall be paved.
 - c. Volunteer Court shall be paved.

*** End of Conditions ***



Dunbar Improvements

December 13, 2023

PRELIMINARY BUILD-OUT SPECIFICATION:

New Construction:

- 2,110 sqft of 3" AC Type 2, PG64-22 Light Duty Paving with Slurry Seal
- 1,750 sqft of Pulv Roadway & Regrade Road
- Possible Installation of 20 Inft of 1 ft diameter culvert pipe based on Project Max's final civil design

EXCLUSIONS:

1. Any item not specifically addressed in these specifications

ADA: Alston Construction, Inc. will make every attempt to comply with the Americans with Disabilities Act; however, such regulations are subject to changes and interpretations by building officials, governmental agencies, and insurance companies. Therefore, additional project requirements may be incurred above and beyond the scope of work specified herein, and the cost of the project would change accordingly.

Cost Escalation: Due to the current market volatility in raw materials such as, but not necessarily limited to, concrete, steel, lumber, as well as rising fuel costs currently facing the construction industry; subcontractors & suppliers may not be able to honor their original pricing for more than seven (7) days. Alston Construction is taking steps with Owners to anticipate & mitigate cost and schedule impacts in the current market.



Ficarrotta Improvements

December 13, 2023

PRELIMINARY BUILD-OUT SPECIFICATION:

New Construction:

- 750 sqft of 3" AC Type 2, PG64-22 Light Duty Paving
- 750 sqft of 6" Agg Base under Light Duty Paving

EXCLUSIONS:

1. Any item not specifically addressed in these specifications

ADA: Alston Construction, Inc. will make every attempt to comply with the Americans with Disabilities Act; however, such regulations are subject to changes and interpretations by building officials, governmental agencies, and insurance companies. Therefore, additional project requirements may be incurred above and beyond the scope of work specified herein, and the cost of the project would change accordingly.

Cost Escalation: Due to the current market volatility in raw materials such as, but not necessarily limited to, concrete, steel, lumber, as well as rising fuel costs currently facing the construction industry; subcontractors & suppliers may not be able to honor their original pricing for more than seven (7) days. Alston Construction is taking steps with Owners to anticipate & mitigate cost and schedule impacts in the current market.



Wilson Improvements

December 13, 2023

PRELIMINARY BUILD-OUT SPECIFICATION:

New Construction:

- 8,300 sqft of 3" AC Type 2, PG64-22 Light Duty Paving
- 1,500 sqft of 6" Agg Base under Light Duty Paving

EXCLUSIONS:

1. Any item not specifically addressed in these specifications

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Cost Escalation: Due to the current market volatility in raw materials such as, but not necessarily limited to, concrete, steel, lumber, as well as rising fuel costs currently facing the construction industry; subcontractors & suppliers may not be able to honor their original pricing for more than seven (7) days. Alston Construction is taking steps with Owners to anticipate & mitigate cost and schedule impacts in the current market.



Rieger Improvements

December 13, 2023

PRELIMINARY BUILD-OUT SPECIFICATION:

New Construction:

- 9,500 sqft of 3" AC Type 2, PG64-22 Light Duty Paving
- 8,940 sqft of 2.5" Agg Base split among four areas specified by Panattoni

EXCLUSIONS:

1. Any item not specifically addressed in these specifications

ADA: Alston Construction, Inc. will make every attempt to comply with the Americans with Disabilities Act; however, such regulations are subject to changes and interpretations by building officials, governmental agencies, and insurance companies. Therefore, additional project requirements may be incurred above and beyond the scope of work specified herein, and the cost of the project would change accordingly.

Cost Escalation: Due to the current market volatility in raw materials such as, but not necessarily limited to, concrete, steel, lumber, as well as rising fuel costs currently facing the construction industry; subcontractors & suppliers may not be able to honor their original pricing for more than seven (7) days. Alston Construction is taking steps with Owners to anticipate & mitigate cost and schedule impacts in the current market.